

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

FREE RECORDING

This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee (Government Code §6103)

387472

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

OCT - 9 1996

Recorded in Official Records
of Riverside County, California
Recorder

Fees \$ 0

FOR RECORDER'S OFFICE USE ONLY

Project: **Lochmoor Drive Extension**

D- 280112



OFFER OF DEDICATION

On this 20th day of August, 1996, **WELLS FARGO BANK, N.A., a
national banking association**, does irrevocably offer for dedication to the CITY OF
RIVERSIDE, a municipal corporation of the State of California, its successors and assigns,
pursuant to the provisions of California Government Code Section 7050, for **public street and
public utility** purposes, together with all rights to construct and maintain **public street and
public utility** improvements consistent with the use as **a public street and public utilities**, that
real property as described in **Exhibit "A"** attached hereto and incorporated herein by this
reference, located in the City of Riverside, County of Riverside, State of California.

Dated August 20, 1996

**WELLS FARGO BANK, N.A., a national
banking association**

~~By: Wells Fargo Real Estate Group, Inc.~~
~~Agents~~

By: R. L. Lapointe, Jr.

Name RAYMOND L. LAPOINTE, JR.

Title VICE PRESIDENT

By: [Signature]

Name Donna M. Cummings

Title AVP

APPROVED AS TO FORM

[Signature]
ASST. CITY ATTORNEY

Dated August 20, 1996

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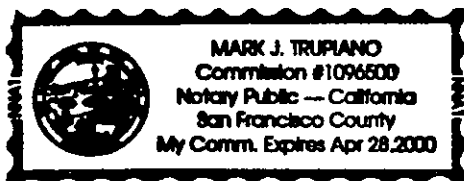
APPROVED AS TO FORM

[Signature]
ASST. CITY ATTORNEY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CaliforniaCounty of San FranciscoOn August 20, 1996 before me, Mark J. Trupiano, Notary Public,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
 personally appeared R.L. Lapointe Jr., Donna M. Cummings
Name(s) of Signer(s)

☒ personally known to me – OR – ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Mark J. Trupiano
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

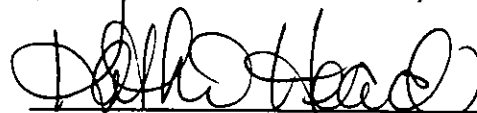
Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

CONSENT TO IRREVOCABLE OFFER OF DEDICATION
(Government Code Section 7050)

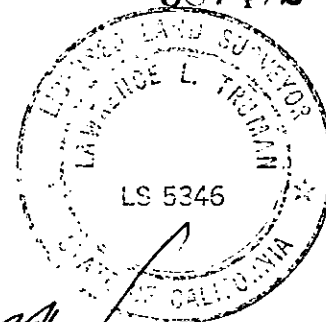
The City of Riverside, a municipal corporation, hereby consents through the undersigned officer to the hereinabove irrevocable offer of dedication, provided, however, this consent does not constitute acceptance of said offer of dedication at this time, but said City, through its City Council, reserves all rights to accept said dedication at any time hereafter. This is to certify that the undersigned officer hereby consents on behalf of the City of Riverside to recordation of this instrument pursuant to the authority conferred by Resolution No. 18233 adopted May 11, 1993.

Dated 9/27/96



Real Property Services Manager
of the City of Riverside

wfb.off



Lawrence L. Truman

Prepared under the supervision of:
Lawrence L. Truman, L.S. #5346
Expires 12/31/99
KEITH INTERNATIONAL, INC.
22690 Cactus Avenue, Suite 300
Moreno Valley, CA 92553
(909) 653-0234

DESCRIPTION APPROVAL 8/2/96
by L.L.T.
SURVEYOR, CITY OF RIVERSIDE

EXHIBIT "A"
DESCRIPTION OF STREET DEDICATION
OF LOCHMOOR DRIVE

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY POINT IN THE BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A DEED TO THE CITY OF RIVERSIDE RECORDED DECEMBER 30, 1986 AS INSTRUMENT NO. 333372 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR COURSES:

SOUTH 88° 25' 08" EAST, 48.46 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 522.00 FEET;

SOUTHEASTERLY ALONG SAID CURVE 683.80 FEET THROUGH A CENTRAL ANGLE OF 75° 03' 20";

SOUTH 13° 21' 48" EAST, 106.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 578.00 FEET;

AND SOUTHERLY ALONG SAID CURVE 5.86 FEET THROUGH A CENTRAL ANGLE OF 00° 34' 50" TO THE MOST WESTERLY POINT IN THE BOUNDARY

OF PARCEL "A" AS DESCRIBED IN INSTRUMENT NO. 410668, RECORDED NOVEMBER 22, 1989 IN OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG LAST SAID BOUNDARY NORTH 76° 03' 22" EAST, 66.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 512.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH 76° 03' 22" WEST, SAID CURVE BEING CONCENTRIC WITH LAST SAID CURVE;

THENCE NORTHERLY ALONG SAID CURVE 5.19 FEET THROUGH A CENTRAL ANGLE OF 00° 34' 50";

THENCE NORTH 13° 21' 48" WEST, 106.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 588.00 FEET, SAID CURVE BEING CONCENTRIC WITH THAT CERTAIN CURVE HEREIN ABOVE DESCRIBED AS HAVING A RADIUS OF 522.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE 319.16 FEET THROUGH A CENTRAL ANGLE OF 31° 05' 57";

THENCE NORTH 14° 55' 56" WEST, 26.33 FEET;

THENCE NORTH 49° 30' 18" WEST, 60.00 FEET;

THENCE NORTH 84° 04' 40" WEST, 26.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 588.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF NORTH 35° 27' 09" EAST, SAID CURVE BEING CONCENTRIC WITH THAT CERTAIN CURVE HEREIN ABOVE DESCRIBED AS HAVING A RADIUS OF 522.00 FEET;

THENCE WESTERLY ALONG SAID CURVE 224.71 FEET THROUGH A CENTRAL ANGLE OF 21° 53' 47";

THENCE NORTH 46° 54' 49" WEST, 26.33 FEET;

THENCE NORTH 73° 57' 42" WEST, 77.42 FEET;

THENCE SOUTH 43° 10' 23" WEST, 32.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 588.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF NORTH 02° 09' 56" EAST, SAID CURVE BEING CONCENTRIC WITH THAT CERTAIN CURVE HEREIN ABOVE DESCRIBED AS HAVING A RADIUS OF 522.00 FEET;

THENCE WESTERLY ALONG SAID CURVE 6.00 FEET THROUGH A CENTRAL
ANGLE OF $00^{\circ} 35' 04''$;

THENCE NORTH $88^{\circ} 25' 08''$ WEST, 48.45 FEET TO THE WEST LINE OF SAID
SECTION 33;

THENCE ALONG SAID WEST LINE SOUTH $01^{\circ} 35' 20''$ WEST, 66.00 FEET TO
THE POINT OF BEGINNING.

SCALE: 1" = 100'

SHEET 1 OF 2

EXHIBIT "A-1"

STREET DEDICATION

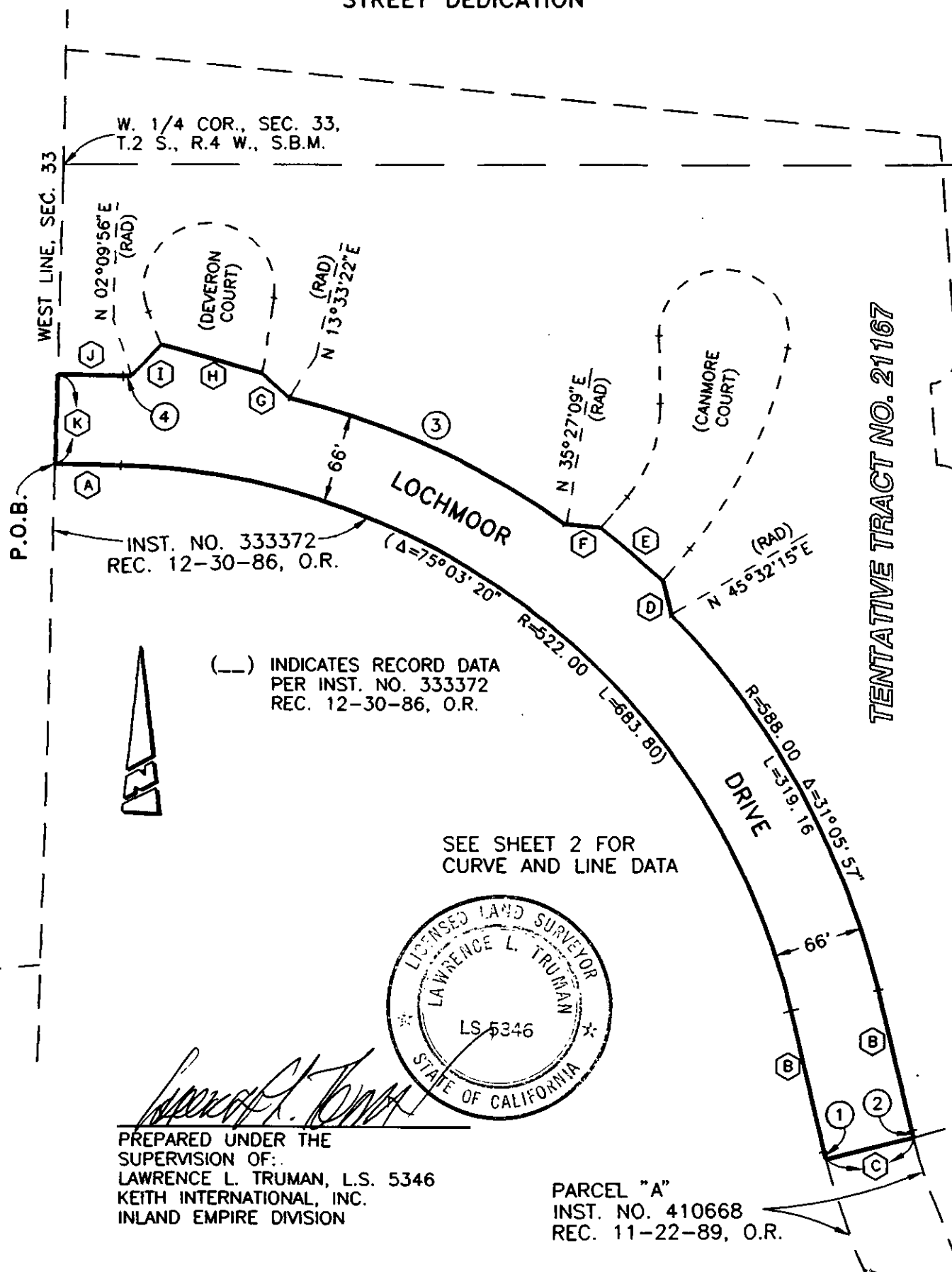


EXHIBIT "A-1"

STREET DEDICATION

SHEET 2 OF 2

(___) INDICATES RECORD DATA
PER INST. NO. 333372
REC. 12-30-86, O.R.

LINE DATA

○	BEARING	DISTANCE
A	(N 88°25'08"W	48.46)
B	(N 13°21'48"W	106.72)
C	N 76°03'22"E (RAD)	66.00
D	N 14°55'56"W	26.33
E	N 49°30'18"W	60.00
F	N 84°04'40"W	26.33
G	N 46°54'49"W	26.33
H	N 73°57'42"W	77.42
I	N 43°10'23"E	32.11
J	N 88°25'08"W	48.45
K	N 01°35'20"E	66.00

CURVE DATA

○	DELTA	RADIUS	LENGTH	TANGENT
1	0°34'50"	578.00	5.86	2.93
2	0°34'50"	512.00	5.19	2.59
3	21°53'47"	588.00	224.71	113.74
4	0°35'04"	588.00	6.00	3.00